

Madison Harris

From: Rob Gosiewski <robert.goski@gmail.com>
Sent: Wednesday, May 8, 2024 7:30 AM
To: Madison Harris; Michelle Metteer
Subject: Minturn North Comments 5/8/24

Hello Michelle and Madison,

New details seem to be emerging with the start of construction. I am concerned about Resort Concepts' consideration for existing residents, visitors & public works, so I am asking for your help to prevent unnecessary impacts. We are already off to a bad start with garbage (they fenced-in the last residents as they were moving out, and didn't bother to bring the trash-cans out for pickup... bears made a mess and nobody came to clean it up)

1) 4th Street should only be closed when grading & utility work occurs within the footprint of the road. It should not become a private driveway for the developer at the price of aggravation for residents and visitors. Disrupting an emergency access/egress route is not trivial. Sending all traffic to the dangerous intersection near the townhomes is concerning with the influx of construction traffic that will be unaware of the intersection's blind spots.

2) Grading along the east edge of the property should be completed before October so the fence can be moved out of the promised snow storage area.

3) Construction storage areas were included on various plans and Resort Concepts should be held to that; A Conditional Use Permit for storage on Union Pacific land in the area of the old depot would likely lead to renewals of the CUP for the long-term. I think Minturn has done a good job containing and cleaning-up the area west of the tracks and this would be a step backwards. The old depot zone would serve the area better as overflow trailhead parking and for Minturn Market vendor parking (Minturn Road will be too busy now for the old vendor parking). It also serves as an important turnaround for large trucks that cannot easily make it through the turns over the tracks and past the Saloon. Areas beyond the depot are finally naturalizing with tall grasses and a few small trees. Rick has only sold half of the lots; he can utilize a few unsold lots for his infrastructure storage and construction trailers until the houses start going up.

4) At least 24 hours notice should be given before utility disruptions, with an idea of timing & duration. Many residents work from home and we recently dealt with 2.5 days of internet outages.

My neighbors and I are keeping tabs on what was presented to the council during the PUD & platting process vs. what we are actually seeing. We need staff's help to keep Resort Concepts accountable. Please help prevent unnecessary disturbances that will lead to adversarial relationships. I ask you to reflect back to the Minturn Community Plan (specifically smart land use, hazard mitigation, quality of life, an inviting public realm, and a collaborative & resilient future)

Thank you,

Rob Gosiewski
560 Taylor Street